

ENCINAL TERMINALS

- 23 upland acres
- Vacant 12 years
- State Tidelands property lines make site infeasible to develop



Tidelands Exchange to support Housing and Public Access

1. Disposition and Development Agreement.
2. Development Agreement,
3. Master Plan Amendment,
4. Authorize City Manager to execute agreement with State Lands Commission

Supported by State Lands Commission staff

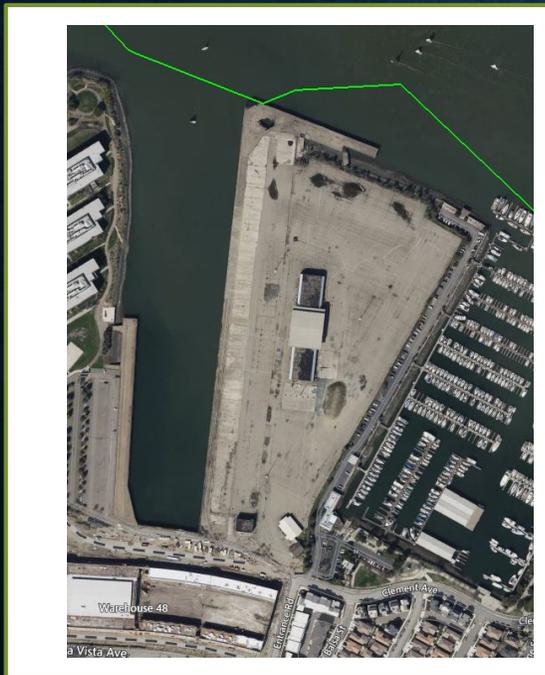


Figure 1.1 Existing Parcels (Pre-Tidelands Exchange)

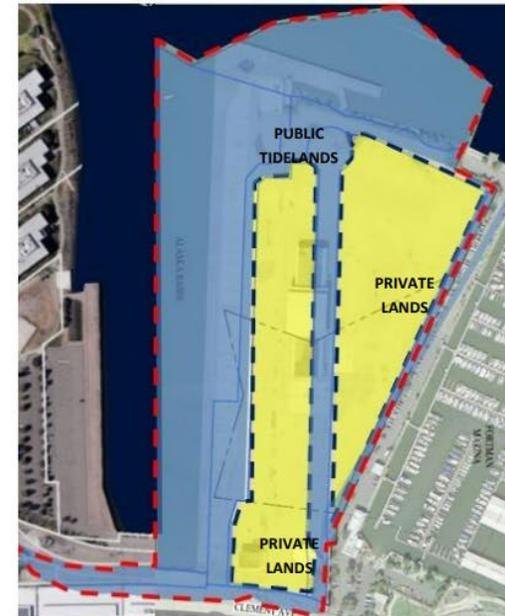


Figure 1.2 Post Tidelands Exchange Configuration



Figure 1.3 Conceptual Illustrative Plan

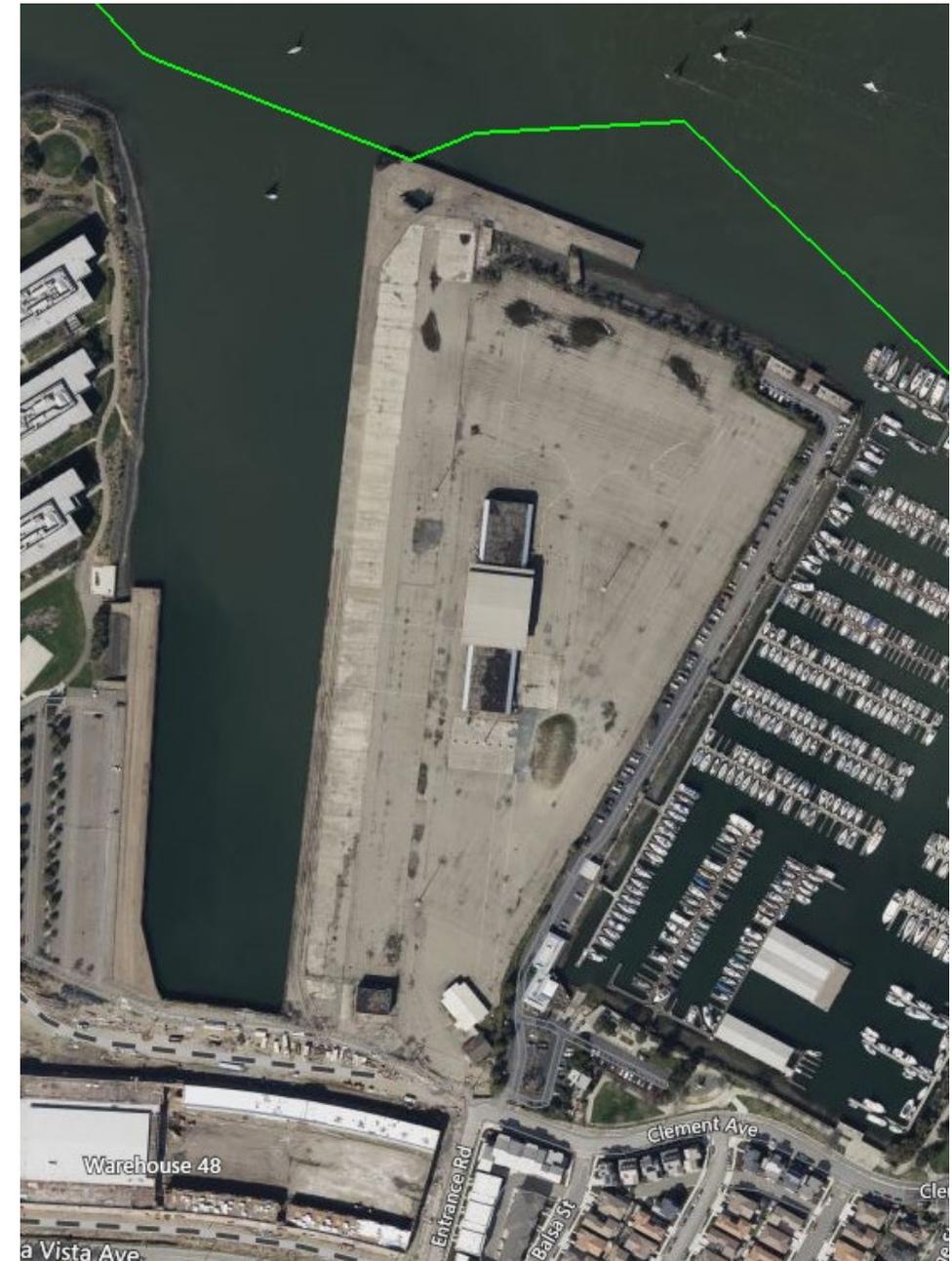
A “YES” VOTE means:

- 7.25 acres land:
 - Bay Trail public promenade and plazas,
 - Access roads to public waterfront, kayak and shuttle launches.
- 13.2 acres submerged lands:
 - 0.6 acre rehabilitated and improved wharf,
 - public kayak launch,
 - public water shuttle landing,
 - Future public marina, subject to tidelands lease
- Fiscal Neutrality/Municipal Services Agreement.
- Sea level rise protection
- 589 Housing Units for Housing Element
 - 80 Deed Restricted Units
 - 10 Work Force Housing Units



A “NO” VOTE means:

- Site remains infeasible to develop
- Site remains vacant
- No public access to public lands
- No public access to shoreline or water
- No sea level rise protection
- Encinal Terminals not eligible for Housing Element
- Alameda neighborhoods and districts need to be up-zoned to accommodate additional 589 units.



HOUSING ELEMENT

Projects (2,086 Units)		Total
1	North Housing – Housing Authority	586
2	Singleton - Habitat for Humanity	68
3	Admiral's Cove - Carmel	190
4	McKay Wellness – APC	90
5	Grand Street Pennzoil Project	90
6	Alameda Marina Phase 2 and 3	364
7	Boatworks - Pulte	182
8	Eagle – Housing Authority	36
9	Accessory Dwelling Units – Various Sites	480
	Subtotal	2,086
Projects Requiring City Land (2,017 units)		
12	Encinal Terminals - Tim Lewis Communities	589
13	Alameda Point - APP, Brookfield, Catellus, APC.	1,428
Sites to Be Up-Zoned to address RHNA Deficient (Approx. 2,100 units)		
17	Shopping Center Sites	1,125
18	Webster Street and Park Street Sites	450
19	Residential District Sites	450
Total (Includes 14% buffer to avoid No Net Loss)		6,128



589 ?

RECOMMENDATION

That the City Council approve: (super majority required)

- Disposition and Development Agreement.
- Development Agreement,
- Master Plan Amendment,
- Authorize City Manager to execute agreement with State Lands Commission

**ADDITIONAL SLIDES
IF NEEDED**

PHASING PLAN:

MASTER PLAN, DEVELOPMENT AGREEMENT, AND DISPOSITION AND DEVELOPMENT AGREEMENT



Phases 1:

- Private party (PP) constructs Red area and conveys to City. (roadway and infrastructure improvements to serve existing Public Lands.)
- City issues 125 Market Rate (MR) building permits.

Phase 2:

- PP constructs and conveys Blue to Public/City.
- City conveys Blue Tidelands area (TT) to PP.
- City issues 90 MR building permits.

Phase 3:

- PP constructs and conveys purple.
- City conveys purple TT to PP.
- City issues 90 MR building permits.

Phase 4:

- PP constructs and conveys Yellow to City
- City conveys Yellow to PP.
- City issues remaining building permits.